

APPENDIX B - ZONING  
5000 - SUPPLEMENTAL USE REGULATIONS

## 5640 - RECREATIONAL VEHICLE PARKS

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- A. *Purpose.* The intent of these regulations is to recognize the need for uniform minimum standards for recreational vehicle parks and campgrounds. Standards contained herein have been developed by the industry based on nationally recognized standards for fire, health, and life safety, obtained through the American National Standards Institute (ANSI), and modified according to city policies and standards. Regulations herein are intended to:
1. Provide minimum construction requirements to ensure a reasonable degree of safety and health for occupants using the facilities.
  2. Offer a temporary area for use by recreational vehicles.
  3. Provide an environment encouraging use by tourist and others visiting or traveling through the city.
- B. *General.*
1. As used in this section, a "unit" shall refer to an allowed recreational vehicle as defined herein. A "park" shall refer to the total site shown on a site plan for the siting of a facility for the exclusive use of parking and temporary use of recreational vehicles and ancillary facilities therein and as permitted herein.
  2. Parks shall be for the temporary use of recreational vehicles as defined herein. The maximum length of stay within a park shall be 180 days. Once a unit has met this length of stay and moves from the park, the unit shall not thereafter be moved back into the park for a minimum of 14 days.
  3. The minimum site area for a park shall be two acres. There shall be a minimum of four stands developed per park. Prior to beginning operations, a park shall have completed all roads, utilities and other facilities as required.
  4. The park owner/operator shall be required to maintain a park register that contains the following information:
    - a. Unit owner's name and address, and user's name and address if different.
    - b. Date the unit was moved into the park, intended length of stay and destination after leaving the park.
    - c. License and/or registration numbers of the unit and tow vehicle as applicable.
  5. Units and tow vehicles shall carry current licensing and registration.
  6. Park facilities and structures shall comply with all city and state regulations.
  7. Recreational vehicle parks shall be allowed as a permitted use within the river development (RDD) zoning district and with a conditional use permit within general commercial (GC) and manufactured housing residential (MHR) zoning districts.
- C. *Site plan requirements.* A site plan shall be submitted to the city for approval. The following information shall be included on the site plan:
1. Name, address and boundary description of the park.
  2. Name, relationship with and right-of-way width of boundary streets.
  3. Property owners names, addresses and phone numbers.
  4. Location of storm water detention facilities if required.
  5. Sidewalk locations and widths.

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6. Landscaping as required under section 6800
  7. Location and dimensions of all signs.
  8. Location, angle and dimension of each stand indicating off-road parking for vehicles as required herein.
  9. Location, use and dimensions of all structures or other facilities intended or required on or for the site.
  10. Location, dimensions and material type of all private and public streets proposed within the park.
  11. Location and description of water supplies for fire protection purposes.
  12. Description of source for all potable water supplies.
  13. Description and location of dump stations and individual connections.
  14. Indication of approval for the use and location of all sanitary and water facilities if not provided by the city.
  15. Other information as may be required by the city.
- D. *Other plans required.* Prior to approval of a site plan and/or issuance of a building permit, the following shall be provided:
1. A source of potable water supply approved by the city.
  2. A water source and design approved by the city for fire protection.
  3. Other plans as may be required by the city.
- E. *Park design in general.*
1. Minimum widths of roads shall be ten feet per traffic lane and eight feet per parallel parking lane. All streets and roads shall be hard-surfaced paved with either HMA or concrete.
  2. Road curves shall have a minimum internal radius of 25 feet.
  3. Turnarounds shall be provided for all dead-end roads over 100 feet in length and shall have a minimum internal radius of 50 feet.
  4. Every structure that does not meet the definition of a stand shall be designed and constructed in accordance with city codes.
  5. Swimming and bathing facilities, if provided, shall be constructed and operated in accordance with city and state regulations.
  6. A structure shall not be located closer than ten feet from a stand or other structure.
  7. Each camping unit stand shall be marked for identification. Such markers shall be readable from the road and approved by the city for emergency identification.
  8. Each stand should be designed and constructed at such elevation, distance, and angle with respect to its access to provide for safe and efficient placement and removal of units.
  9. Each stand should be constructed to minimize the development of ruts or low spots by the vehicle tires, and shall be graded to provide drainage.
  10. Each stand shall be a minimum of eight feet wide.
  11. Each unit installed on a stand shall be installed using a method to accommodate the unit set-up and minimize the settling of the unit in its set-up mode.
  12. Each stand shall have a designated parking space for a full-sized car or truck. This parking space shall be permitted to be part of a stand or in a common parking area. All parking spaces or parking areas shall be hard-surfaced paved with either HMA or concrete.

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F. *Utilities in general.*

1. Each stand shall have a potable water supply connection, sewer inlet connection, and electrical power supply.
2. Utility connections are permitted to be grouped together in one assembly under the following conditions:
  - a. The assembly shall be located on the left rear half of the stand (left side of the unit) within six feet of the stand.
  - b. For the purpose of providing utility connections to individual units, the assembly shall be listed for recreational vehicle or recreational park trailer use.
  - c. Utility connections shall be protected from damage by vehicles.
3. All electrical installations, system, and equipment shall comply with Article 551. Part (G) and other applicable sections of NFPA 70, National Electrical Code.

G. *Water utilities.*

1. A potable water supply shall not be connected to any nonpotable or unapproved water supplies or subject to any backflow or back siphonage.
2. The water supply system shall be designed and constructed to provide a minimum of 50 gal[.] per day per stand and a minimum of 50 gal[.] per day per restroom.
3. Where water is distributed under pressure, the water supply system shall be designed to provide a minimum flow pressure of 20 psi with a minimum flow of two gpm at any outlet. The maximum pressure at any stand shall not exceed 80 psi.
4. Water storage tanks, where permitted, shall be constructed of impervious materials, protected against contamination, and provided with locked watertight covers. Any overflow or ventilation openings shall be down facing and provided with corrosion-resistant screening of not less than No. 24 mesh to prevent the entrance of insects and vermin. Water storage tanks shall not have direct connections to sewers.
5. Wells, springs, and similar sources of water intended for potable purposes, and equipment or facilities required for connecting to or operation, distribution and maintenance thereof shall be approved, constructed, and maintained according to city and state requirements.
6. All potable water connections shall consist of a water riser pipe that shall be equipped with a threaded male spigot located at least 12 inch, but not more than 24 inches, above grade level for the attachment of a standard water hose. This connection shall be equipped with an atmospheric vacuum-breaker.
7. All supplies of water shall be in compliance with potable water requirements of the state. In absence thereof, they shall meet the intent of the Safe Drinking Water Act of 1974 (Public Law 93-523), dated December 16, 1974, the National Primary Drinking Water Regulations, and federal and state regulations pursuant thereto, as may be amended.
8. The park may be required to extend public utilities in accordance with the Code of Ordinances, City of Wichita Falls, Texas as may be amended.

H. *Fire, life safety and environmental health.*

1. Fire detection and alarm systems shall be installed in structures open to the public and in accordance with NFPA 72, National Fire Alarm Code (H).
2. Installation of fire fighting equipment shall be in accordance with city codes. Exception may exist where portable fire extinguishers are used with a minimum rating of 2a-20-B:C and when approved by the city. Extinguishers shall be located within 75 feet of any stand.
3. Designated outdoor campfire locations, if provided, shall be in safe and convenient areas where they will not constitute a fire hazard to vegetation, undergrowth, trees, vehicles, units, and

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structures. Campfire locations shall be shown on the site plan. Use of outdoor fires of any type shall be in accordance with city policies and standards and subject to conditions on their prohibition.

4. Fire safety rules and regulations shall be conspicuously posted by park management. These regulations shall contain the following information and any additional information as required by the city:
  - a. The telephone number of the fire department or other information needed for summoning the fire department such as the location of the nearest fire alarm box.
  - b. The telephone number of the police department.
  - c. The telephone number of any agency that would provide emergency services.
  - d. The location of the nearest public telephone.
- I. *Sanitary facilities.* Sanitary facilities shall be in accordance with city codes. Where elements are not addressed, or are considered inadequately addressed according to ANSI requirements, the following shall apply:
  1. One toilet room for each sex shall be provided for each 50 stands. For each additional 25 stands or portion thereof, an additional toilet for each sex shall be provided.
  2. Where required, toilet rooms shall be located within a 500-foot radius of any stand.
  3. Every toilet room shall have a minimum ceiling height of seven feet.
  4. Facilities for males and for females shall be appropriately marked.
  5. Unless artificial light is provided, the total window or skylight area shall be equal to at least ten percent of the floor area.
  6. Unless provided with a listed mechanical ventilation system, every toilet room shall have a permanent, nonclosable, screened opening(s) having a total area not less than five percent of the floor area that opens directly to the exterior in order to provide proper ventilation. Listed exhaust fan(s), vented to the exterior and having a rating in cubic feet per minute of at least 25 percent of the total volume of the toilet room (s) served, shall be considered as meeting the requirements of this subsection.
  7. All operable windows and vents to the outside shall be provided with fly-proof screens of not less than No. 16 mesh.
  8. All doors to the exterior shall open outward, be self-closing, and be visually screened by means of a vestibule or wall to prevent direct view of the interior when the exterior doors are open. Such screening shall not be required on single toilet units.
  9. The interior finish of walls shall be moisture resistant to a height of four feet to facilitate washing and cleaning.
  10. The floors shall be resistant to water. Any structure having flush toilets shall be provided with a floor drain in the toilet room.
  11. Chemical and recirculating toilets shall not be allowed in facilities intended to serve park residents or users.
  12. Privies shall not be allowed.
  13. An equal number of lavatories shall be provided for up to six toilets. One additional lavatory shall be provided for each two toilets when more than six toilets are required. Each lavatory basin shall have a piped supply of potable water and shall drain into an approved sewage system.
  14. Floor urinals shall not be allowed.
  15. Toilets shall be of an approved or listed type and shall be provided with seats with open fronts.

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16. Each toilet shall be in a separate compartment and shall be provided with a door with a latch for privacy and a holder or dispenser for toilet paper. Dividing walls or partitions shall be at least five feet high and, if separated from the floor, shall be by a space not greater than 12 inches.
  17. Each female toilet room shall be provided with a receptacle for sanitary napkins. The receptacle shall be of durable, nonpervious, and readily cleanable material and shall be provided with a lid.
  18. Showers, where provided, shall be of the individual type, and each shower area shall be visually screened from view. All shower compartments shall be capable of encompassing a 30-inch circle. The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and at a point tangent to its centerline. The minimum area and dimensions shall be maintained to a point 70 inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerhead, and safety grab bars or nails. Each shower area shall be designed to minimize the flow of water into the dressing area and shall be properly connected to the sewage system by means of a trapped inlet.
  19. If showers are provided, an individual dressing area visually screened from view shall be provided with minimum floor area of three feet by three feet per shower. The dressing areas shall be equipped with a minimum of one clothing hook and stool (or equivalent bench area).
  20. The floors of showers and dressing areas shall have an impervious skid-resistant surface. Wooden racks (duckboards) over shower floors shall be prohibited.
  21. Open showers provided exclusively for the removal of sand, etc., following beach activities, and when swimming suits are not removed, need not comply with the provisions of this subsection.
  22. All restrooms and shower facilities shall comply with Americans With Disabilities Act (ADA).
  23. Facilities for the storage, collection, and disposal of solid waste refuse shall be provided as required by the city.
  24. The Wichita Falls-Wichita County Public Health District shall approve each sewage disposal system. Storm water sewers shall be separate and apart from any sewers intended for the conveyance of sewage.
  25. Cleanouts should be provided at the upper terminal of each sewer main or branch and at intervals not exceeding 200 feet along any straight run or portion thereof.
  26. Every change in alignment or grade in excess of 22 degrees should be served by a cleanout.
  27. Manholes may be used in lieu of cleanouts and should not be spaced more than 400 feet apart.
  28. Horizontal-to-horizontal changes in direction should be made with 45-degree "Y" branches, combination "Y" and one-eighth bend branches, or other approved fittings of equivalent sweep.
  29. A sewer inlet to an individual stand shall consist of a sewer riser extending vertically to grade. The minimum diameter of the sewer riser pipe should be three inches and should be provided with a four-inch inlet or a minimum three-inch female fitting.
  30. Sewer riser pipes shall be firmly imbedded in the ground and be protected against damage from heaving or shifting and the entrance of surface water. It should be provided with a tight fitting plug or cap that shall be secured by a durable chain (or equivalent) to prevent loss.
  31. A sewer riser pipe is not required to be individually vented.
  32. All units and ancillary facilities shall discharge all waste from sinks, dishwashers, drains, and any other fixture through which grease may be discharged into an adequately sized, properly maintained and functioning grease trap before the discharge enters the publicly-owned treatment works (POTW). Such traps shall provide an inlet flow control device inspection port, a grease trap inspection port, and an effluent monitoring port for said trap.
- J. *Sanitary disposal stations.*
1. One sanitary disposal station shall be provided for each 100 stands.

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2. Each station shall be level, easily accessible from the road, and shall provide easy entry and exit for units.
3. Sanitary disposal stations shall be approved by the city in accordance with the following:
  - a. Unless other approved means are used, each station shall have a concrete slab with a center drain inlet located so as to be on the roadside (left) of the recreational vehicle or recreational park trailer.
  - b. The slab shall be not less than three feet by three feet, at least 3½ inches thick, properly reinforced, and trowelled to a smooth finish and sloped from each side inward to a sewer inlet.
  - c. The sewer inlet shall consist of a four-inch self-closing foot-operated hatch of approved material with a tight fitting cover. The hatch body shall be set in the concrete of the slab with the lip of the opening flush with its surface to facilitate the cleansing of the slab with water. The hatch shall be properly connected to a sewer inlet that shall discharge to an approved sanitary sewage disposal facility.
  - d. Parking areas for sewage disposal shall not block any park ingress or egress point.
4. Sanitary discharge stations shall discharge all waste into an adequately sized, properly maintained and functioning grease trap before the discharge enters the publicly-owned treatment works (POTW). Such traps shall provide an inlet flow control device inspection port, a grease trap inspection port, and an effluent monitoring port for said trap.

K. *Flushing facilities.*

1. Parks provided with a piped water supply system shall have means for flushing recreational vehicle and recreational park trailer holding tanks. The flushing system shall consist of a piped supply of water under pressure, terminating in a valved outlet located and installed to minimize damage by automobiles and tow vehicles. The flushing device shall consist of a properly supported riser terminating at least 24 inches above the ground surface with a one-quarter inch valved outlet to which is screwed a flexible hose.
2. The water supply to the flushing device shall be protected from backflow by means of an approved vacuum breaker located downstream from the shutoff valve.
3. Adjacent to the flushing arrangement there shall be posted a sign of durable material, not less than 24 inches by 24 inches in size, and inscribed thereon in clearly legible letters on a contrasting background: "DANGER - NOT TO BE USED FOR DRINKING OR DOMESTIC PURPOSES."
4. A potable water supply station for filling potable water tanks, if provided, shall be located at least 50 feet from a waste disposal station. When such is provided, adjacent to the potable water outlet there shall be posted a sign of durable material, not less than 24 inches by 24 inches in size, and inscribed thereon in clearly legible letters on a contrasting background: "POTABLE WATER. NOT TO BE USED FOR FLUSHING WASTE TANKS."

## 5650 - Penalties

Any person who shall violate any provision of this chapter and/or any person continuing to operate a mobile home or manufactured housing park under an expired or revoked license shall be guilty of a misdemeanor and upon conviction shall be subject to a fine not to exceed \$2,000.00 for each offense. [Each offense] shall be deemed to

be a separate violation and punishable as a separate offense. Each day for which the violation continues shall constitute a separate offense.

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**[5651 - Park Register; Site Plan]**

Prior to the further installation of any housing unit or temporary use vehicle within a park from the date of passage of this ordinance, a park owner shall demonstrate responsible ownership by providing an up-to-date park register. This register shall be complete in its detail according to the ordinance existing at the time of passage of this ordinance amendment. Unless a site plan is on file with the city that accurately reflects current park conditions, a site plan shall be required prior to the installation of any housing unit within a park.

**[5652 - Temporary Use Vehicles, Time for Compliance]**

Temporary use vehicles, as that term is defined herein, currently in parks shall be required to move out of such park within 180 days and shall thereafter be subject to provisions under section 5625 [5630].

**[5653 - Review of Procedures and Processes]**

The director of community development is hereby directed to review existing procedures and processes and to modify such as needed to enforce provisions herein.